Davidson County DEEDWARR
Recvd: 08/13/14 13:40 2 pgs
Fees:13.00 Taxes:651.20
20140813-0073193

PREPARED BY (AND RETURN TO):

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Christy Wilkins Ivey *Percy Wilkins, Jr. (retired)*

W & I Ref(DKM) Title No: 53717
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Victoria A. Long Robert H. Long Judy P. Long ~~2881 Paddle Wheel Drive~~ ~~Nashville, TN 37214~~ 536 Winchester Dr. Walton, KY 41094	New Owners

TAX MAP-PARCEL NUMBERS: 062020B06200CO

WARRANTY DEED
(Corporate)

FOR AND IN CONSIDERATION of the sum of **$176,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **C&H Properties, LLC, a Tennessee Limited Liability,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Victoria A. Long, unmarried, a one-half interest, and to Robert H. Long and Judy P. Long, husband and wife, a one-half interest, the half interests, as they relate to one another, to be held as joint tenants with right of survivorship,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

To Wit:

Land in Davidson County, Tennessee, being Lot No. 225 on the Plan of Abbington Park, Phase One, Section Two, of record in Instrument No. 20030922-0139712 and Instrument No. 20031006-0146904, Register's Office for said County, to which plan reference is made for a complete description.

Being the same property conveyed to Alex Craw, a single man, by Warranty Deed from Michael S. Pate and Anna M. Pate, husband and wife, dated November 8, 2013, recorded November 19, 2013 in Instrument No. 20131119-0118999, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to C&H Properties, LLC, a Tennessee Limited Liability Company, by Quitclaim Deed from Alex Craw, unmarried of record in Instrument No. 20140813-0073192, Register's Office for Davidson County, Tennessee. Alex Craw and Keith Hendrick are ~~the sole members of C&H~~ Properties, LLC.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2014, and subsequent years; All matters shown on the Plan, with Owner's Certificate, of record in Instrument No. 20030922-0139712 and Instrument No. 20031006-0146904, said Register's Office;The Declaration of Covenants, Conditions and Restrictions of record in Doc. No. 20030213-0020075, Doc. No. 20040401-0036606, By Laws of record in Doc. No. 20030303-0027406, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This is improved property, known as: 2881 Paddle Wheel Drive, Nashville, Tennessee 37214

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 11th day of August, 2014.

C & H Properties, LLC, a Tennessee Limited Liability Company

By: Alex Craw _____ **By: Keith Hendrick** _____

Title: **Managing Member** **Title: Member**

State of TENNESSEE

County of DAVIDSON

Before me, the undersigned, personally appeared **Alex Craw and Keith Hendrick** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged and was identified as **Managing Member and Member, respectively** (or other officer authorized to execute this instrument) of **C & H Properties, LLC, a Tennessee Limited Liability Company**, the within named bargainor, a corporation, and the execution of the foregoing instrument as such officer for the purposes therein contained, by signing in the name of the corporation as such officer.

Witness my hand and official seal, at office in Davidson Tennessee this the 11th day of August, 2014.

My Commission Expires: _____

CHRISTY W. IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES: March 3, 2015

_____
Notary Public

State of TENNESSEE

County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $176,000.00

_____
Affiant

Sworn and subscribed before me this the 11th day of August, 2014.

My Commission Expires: _____

SHELLY M SMITH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-24-2018

_____
Notary Public

True Copy Certification
I, Connie Buchanan, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

_____
Connie Buchanan

State of Tennessee / County of Wilson SS:
Personally appeared before me, Rebecca Moss, a notary public for this county and state, Connie Buchanan, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

_____
Rebecca Moss

REBECCA MOSS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES DECEMBER 18, 2017

comm exp: 12/18/17
My Commission Expires: 12/18/17